

114 Leicester Road, Hinckley, LE10 1LU

£369,950

4 3 2 E

HOMES & PROPERTY

*** NO CHAIN - GREAT CORNER PLOT FOR VEHICLES AND GARAGE *** RH Homes and Property are pleased to offer a good sized dormer detached bungalow, on a corner plot on the ever sought after Leicester Road in Hinckley, with close proximity to the town, shops, golf clubs and major access routes. Briefly comprising an entrance hall, lounge, dining room, kitchen, two downstairs bedrooms, bathroom, first floor landing, two further bedrooms, ensuite bathroom and shower room. The property is set back from a popular town centre location offering ample off road parking, brick built garage and south facing rear garden. The property also benefits from gas central heating and restored original sash windows throughout. Viewing highly recommended to fully appreciate the character and features available. ***NO CHAIN ***







Council Tax Band - D

Entrance Hall
14'1 x 13'5 (4.29m x 4.09m)
With airing cupboard, radiator, and wood door to the front elevation.

Kitchen
10'9 x 9'10 (3.28m x 3.00m)
With a good range of refitted wall and base level units with working surfaces over and tiled splashbacks, and inset one and a half stainless steel sink and drainer, eye level oven, plumbing for washing machine, four ring gas hob with hood over, integrated fridge/freezer, and UPVC double glazed window to the rear and door to the side elevations.

Dining Room
12'1 x 12'5 (3.68m x 3.78m)
Having a radiator, tiled flooring, and UPVC double glazed window to the rear elevation.



Lounge
13'1 x 16'0 (3.99m x 4.88m)
With a feature log burner, radiator, and UPVC double glazed window to the side with further UPVC double glazed bay window to the front aspects.

Bedroom One
12'1 x 12'1 (3.68m x 3.68m)
With walk in wardrobe, radiator, and UPVC double glazed windows to the side and rear elevations.

Ensuite
6'6 x 6'6 (1.98m x 1.98m)
Having a refitted three piece suite of double tray walk in thermostatic shower in cubicle, wash hand basin in vanity unit, and low flush WC, tiled flooring and surround, shaver socket, heated chrome towel rail, mirror with light, storage cupboard, and UPVC double glazed window to the rear elevation.





Bedroom Four/Office
13'1 x 11'5 (3.99m x 3.48m)
With a radiator and UPVC double glazed bay window to the front elevation.

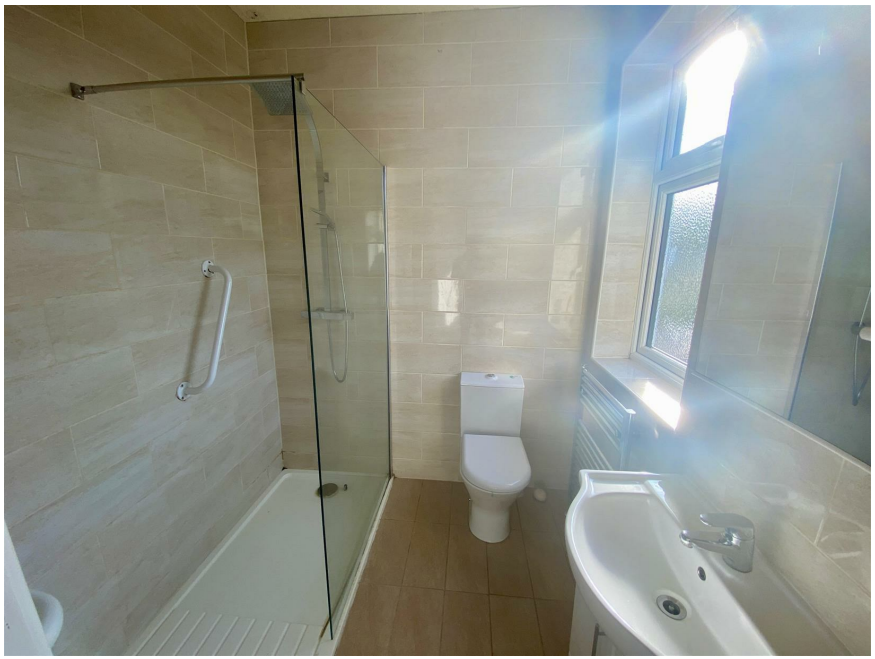












Bathroom
8'2 x 7'6 (2.49m x 2.29m)
Fitted with a three piece white suite of bath with fully tiled shower area and electric shower above, vanity unit with wash hand basin, low flush WC, radiator, extractor, and UPVC double glazed window to the side aspect.

Lobby
4'7 x 10'9 (1.40m x 3.28m)
With UPVC double glazed windows and doors to both front and back aspects.

Store
Having a window to the side elevation.

Landing
With UPVC double glazed window to the side elevation and door access to loft/eves storage room.

Bedroom Two
12'5 x 11'1 (3.78m x 3.38m)
Having a radiator, window to the front elevation and door access to a loft/eves storage room.

Bedroom Three
9'10 x 8'6 (3.00m x 2.59m)
With radiator, Vailant boiler housed in a cupboard, and two doors to loft/eves storage rooms.

Shower Room
Having a three piece suite comprising a thermostatic shower in a cubicle, wash hand basin and low flush WC, tiled surround, extractor, radiator, and UPVC double glazed window to the side aspect.

Outside
To the front of the property is an excellent sized corner plot block paved driveway allow for turning and parking for multiple off road vehicles, caravan, or motorhome and lawn with established focal point tree.

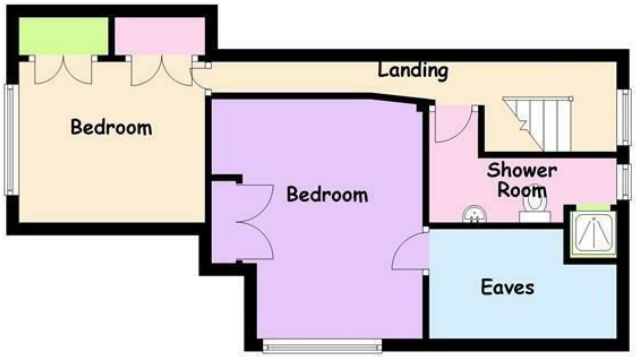
At the rear of the property is a full width slabbed patio with well stocked plant and shrub beds, and a timber summer house/store.

Garage
10'2 x 22'7 (3.10m x 6.88m)
Having power and lighting, window to the side aspect and electric roller shutter door.

Ground Floor
Approx. 123.4 sq. metres (1327.9 sq. feet)



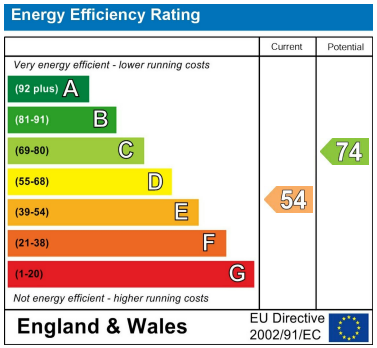
First Floor
Approx. 39.7 sq. metres (426.9 sq. feet)



Total area: approx. 163.0 sq. metres (1754.8 sq. feet)



Leaving Hinckley along the A47 Leicester Road, continue along, and the bungalow is set back from the road, on a good corner plot to Stoneygate Drive on the left hand side of the road., and identified by the RH Homes and Property For Sale board. For SATNAV users the postcode is LE10 1LU.



Viewing

Please contact our RH Homes and Property Office on 01455 633244
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

108 Castle Street, Hinckley, Leicestershire, LE10 1DD
Tel: 01455 633244 Email: rharris@rhhomesandproperty.com
www.rhhomesandproperty.com